

FILED

2019 MAY -9 P 2:50

Notice of Substitute Trustee Sale

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY: mgm DEPUTY

T.S. #: 19-2306

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 7/2/2019

Time: The sale will begin no earlier than **11:00 AM** or no later than three hours thereafter.
The sale will be completed by no later than **2:00 PM**

Place: **Brazos County Courthouse in BRYAN, Texas, at the following location: Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803**
OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT,
PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT EIGHTEEN (18), BLOCK TWO (2), AUSTIN'S COLONY, PHASE THIRTEEN, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 11975, PAGE 70, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 2/9/2015 and is recorded in the office of the County Clerk of Brazos County, Texas, under County Clerk's File No 2015-1221831 recorded on 2/13/2015 in Book OR 12517 Page 284 of the Real Property Records of Brazos County, Texas.

3092 ARCHER CIRCLE
BRYAN, TX 77808

Trustor(s): **HOWARD W VANN AND
LINDA LOVE VANN
HUSBAND AND WIFE**

Original
Beneficiary:

**MORTGAGE
ELECTRONIC
REGISTRATION
SYSTEMS, INC., SOLELY
AS NOMINEE FOR
CORNERSTONE HOME
LENDING, INC., ITS
SUCCESSORS AND
ASSIGNS**

Current
Beneficiary: **Planet Home Lending, LLC**

Loan Servicer:

Planet Home Lending, LLC

T.S. #: 19-2306

Current	Kristopher Holub, Patrick Zwiers, Kristie Alvarez, Julian Perrine, Evan Press, Amy
Substituted	Bowman, Renee Thomas, Reva Rouchon-Harris, Kathleen Adkins, Ian Moser, Ronnie
Trustees:	Hubbard, Bob Schubert, Leighton Schubert, Leigha Schubert, Sharon St. Pierre, Robert La Mont, Sheryl La Mont, David Sims, Allan Johnston, Pete Florez, Harriett Fletcher, David Sims, Rick Snoke, Jennifer Bergh, Briana Young, Patricia Sanchez, Heather Smith, Sherry Green

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by HOWARD W VANN AND LINDA LOVE VANN HUSBAND AND WIFE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$267,500.00, executed by HOWARD W VANN AND LINDA LOVE VANN HUSBAND AND WIFE, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CORNERSTONE HOME LENDING, INC., ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of HOWARD W VANN AND LINDA LOVE VANN HUSBAND AND WIFE to HOWARD W VANN AND LINDA LOVE VANN HUSBAND AND WIFE. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Planet Home Lending, LLC
321 Research Parkway
Meriden, Connecticut 06450-8301
(855) 884-2250

T.S. #: 19-2306

Dated: 5-9-2019

Kristopher Holub, Patrick Zwiers, Kristie Alvarez, Julian Perrine, Evan Press, Amy Bowman, Renee Thomas, Reva Rouchon-Harris, Kathleen Adkins, Ian Moser, Ronnie Hubbard, Bob Schubert, Leighton Schubert, Leigha Schubert, Sharon St. Pierre, Robert La Mont, Sheryl La Mont, David Sims, Allan Johnston, Pete Florez, Harriett Fletcher, David Sims, Rick Snoke, Jennifer Bergh, Briana Young, Patricia Sanchez, Heather Smith, Sherry Green,

Sharon St. Pierre

Prestige Default Services
600 E John Carpenter Freeway, Suite 246
Irving, Texas 75062
Phone: (949) 427-2010
Fax: (949) 427-2732
Website: AUCTION.COM

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services
600 E John Carpenter Freeway, Suite 246
Irving, Texas 75062
Attn: Trustee Department

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 06/11/2007
Grantor(s): MARK SHEHAN AN UNMARRIED MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CORNERSTONE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$193,471.00
Recording Information: Instrument 00966072
Property County: Brazos
Property:

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS CARUTHERS LEAGUE, ABSTRACT NO. 9, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF CARTER LAKE SUBDIVISION, SECTION TWO, ACCORDING TO THE PLAT RECORDED IN VOLUME 275, PAGE 223 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.78 ACRE TRACT AS DESCRIBED BY A DEED TO ANTHONY F. GANGI, RECORDED IN VOLUME 1526, PAGE 322 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF A CALLED 4.3 ACRE TRACT AS DESCRIBED BY A DEED TO ANTHONY F. GANGI AND WIFE, ENRICHETTA D. GANGI, RECORDED IN VOLUME 315, PAGE 173 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTH CORNER OF THE CARTER LAKE SUBDIVISION, AS RECORDED IN VOLUME 292, PAGE 111, OF THE BRAZOS COUNTY DEED RECORDS;

THENCE NORTH 24 DEGREES 21' 54" WEST, A DISTANCE OF 231.05 FEET A 5/8" IRON ROD FOUND WITH ALUMINUM CAP FOR THE PLACE OF BEGINNING, ALSO BEING THE WEST CORNER OF THIS TRACT, ALSO BEING THE NORTH CORNER OF THE ANTHONY F. GANGI TRACT, AS RECORDED IN VOLUME 315, PAGE 173 OF THE BRAZOS COUNTY DEED RECORDS;

THENCE SOUTH 39 DEGREES 37' 23" WEST, A DISTANCE OF 307.20 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID GANGI TRACT TO A 5/8" IRON ROD FOUND FOR THE SOUTH CORNER OF THIS TRACT, ALSO BEING AN INTERIOR CORNER OF THE SAID GANGI TRACT;

THENCE NORTH 50 DEGREES 26' 48" WEST, A DISTANCE OF 239.82 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID GANGI TRACT, PASSING A 1/2" IRON ROD FOUND AT 30.97 FEET FOR AN EXTERIOR CORNER OF SAID GANGI TRACT, ALSO BEING THE EAST CORNER OF THE EDWARD J. SOLTES 3.0 ACRE TRACT, AS RECORDED IN VOLUME 532, PAGE 746, OF THE BRAZOS COUNTY DEED RECORDS, CONTINUING ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID SOLTES 3.0 ACRE TRACT TO A 1/2" IRON ROD FOUND FOR THE CORNER OF THE ED J. SOLTES 3.82 ACRE TRACT, AS RECORDED IN VOLUME 357, PAGE 503, OF THE BRAZOS COUNTY DEED RECORDS;

THENCE NORTH 39 DEGREES 38' 00" EAST, A DISTANCE OF 406.09 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID SOLTES 3.82 ACRE TRACT TO A 1/2" IRON ROD FOUND FOR THE NORTH CORNER OF THIS TRACT, ALSO BEING A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF CARTER LAKE DRIVE;

THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 19 DEGREES 00' 49", AN ARC DISTANCE OF 102.19 FEET, A RADIUS OF 307.94 FEET, AND A CHORD OF SOUTH 33 DEGREES 37' 25" EAST, A DISTANCE OF 101.72 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID RIGHT-OF-WAY LINE OF CARTER LAKE DRIVE TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 24 DEGREES 26' 33" EAST, A DISTANCE OF 123.76 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID RIGHT-OF-WAY LINE OF CARTER LAKE DRIVE;

THENCE SOUTH 24 DEGREES 21' 54" EAST, A DISTANCE OF 34.55 FEET TO ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID CARTER LAKE DRIVE TO THE PLACE OF BEGINNING CONTAINING 87120 SQUARE FEET OR 2.00 ACRES, MORE OR LESS.

Reported Address: 1955 YAUPON LANE, COLLEGE STATION, TX 77845

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of July, 2019
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the

preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.

Substitute Trustee(s): Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Pete Florez, Zachary Florez, Orlando Rosas, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Pete Florez, Zachary Florez, Orlando Rosas, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Pete Florez, Zachary Florez, Orlando Rosas, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C.



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated March 16, 2016, executed by **CHRISTINE MICHELLE SCHWINN A/K/A CHRISTINE SCHWINN, A SINGLE WOMAN** ("Mortgagor") to Michael L. Riddle, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. (MERS) solely as Nominee for Lender, **COUNTRYPLACE MORTGAGE, LTD** ("Mortgagee"), filed for record under Instrument No. 2016-1258846, Official Public Records of Brazos County, Texas; and modified by that certain Loan Modification Agreement dated September 26, 2016, filed for record under Instrument No. 01278564, Official Public Records of Brazos County, Texas, and assigned to **COUNTRYPLACE MORTGAGE, LTD**, by that certain Assignment of Deed of Trust dated May 15, 2019, filed for record under Instrument No. 1361048, Brazos County, Texas Mortgagee appoints K. Clifford Littlefield, whose address is listed below, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Pete Florez, Zachary Florez, Orlando Rosas or Vanessa McHaney, whose business address is 1 Mauchly, Irvine, CA 92618, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, July 2, 2019**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Brazos County Courthouse at the place designated by the Commissioner's Court for such sales in Brazos County, Texas, (on the steps of the county courthouse, or as designated by the County Commissioner), the sale to begin at 11:00 o'clock a.m. or not later than three (3) hours after such time on that date, all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property.

Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

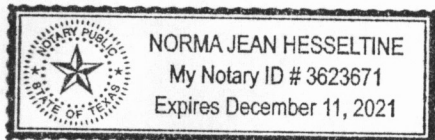
EXECUTED this 23 day of May, 2019.

K. Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 23 day of May, 2019, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

TRACT ONE: FEE SIMPLE

Being all of that certain 3.0 acre tract or parcel of land, more or less, lying and being situated in the JAMES PREWITT SURVEY, A-193, Brazos County, Texas and being a part of that 12.48 acre tract of land conveyed to William Russell and Christine Schwinn by Garry C. Garrett by Deed recorded in Volume 12991, page 89, Official Records of Brazos County, Texas; also being a part of that 2.32 acre tract conveyed to William Russell and Christine Schwinn by Garry C. Garrett by Deed recorded in Volume 12991, page 89, Official Records of Brazos County, Texas and being more particularly described by notes and bounds as follows:

BEGINNING at a 5/8" iron rod with cap (1272) found at the most southwesterly common corner of this tract and said 12.48 acre tract; same being the common line between said 12.48 acre tract and the Edward D. McDowell and Diane C. McDowell 14.48 acre tract recorded in Volume 12415, page 241, Official Records of Brazos County, Texas;

THENCE; along the common line between said 12.48 acre tract and this tract for the following calls:

N 35° 01' 40" E - 69.49 feet,
N 04° 34' 13" E - 48.92 feet,
N 49° 49' 32" W - 43.69 feet,
N 41° 01' 15" E - 25.38 feet,
N 48° 13' 08" W - 26.34 feet,
N 65° 41' 29" E - 121.37 feet,
N 47° 24' 43" E - 274.21 feet,
S 34° 26' 44" E - 241.62 feet,
S 41° 03' 52" W - 479.18 feet to a 5/8" iron rod with cap set for the most southerly common corner of this tract and said McDowell 14.48 acre tract;

THENCE; N 65° 05' 01" W - 223.75 feet along the common line between this tract and said McDowell 14.48 acre tract to the PLACE OF BEGINNING; and containing 3.04 acres of land, more or less, and being the same property described in Deed from William Russell to Christine Schwinn, recorded in Volume 13024, page 179, Official Records of Brazos County, Texas.

TRACT TWO: EASEMENT ESTATE

Being a 50.00 wide access easement lying and being situated in the JAMES PREWITT SURVEY, A-193, Brazos County, Texas; and being a part of a called 424.17 acre tract conveyed to Robert C. Garrett and Willie M. Garrett by Elsie Katten, Frank Katten, Frieda Foster, Earl Foster and Gretchen Sill by instrument recorded in Volume 300, page 178, Deed Records of Brazos County, Texas; and being more particularly described by notes and bounds as follows:

COMMENCING at a 1/2" iron rod found in the northeast right-of-way line of Sand Creek Road, for the most southerly common corner of said 424.17 acre tract and D'Anna J. Johnson 49.704 acre tract (153973);

THENCE S 45° 45' 46" E - 330.94 feet along said northeast right-of-way line of Sand Creek Road to the point of intersection of said right-of-way line and the centerline of the access road, marking the POINT OF BEGINNING of this easement;

THENCE lying 25.00 feet each side of the centerline across said 424.17 acre tract as follows;

N 46° 56' 24" E - 37.95 feet;
N 56° 13' 29" E - 114.28 feet;
N 56° 47' 43" E - 206.10 feet;
N 40° 32' 33" E - 870.31 feet;
N 40° 14' 46" E - 333.94 feet;
N 36° 09' 30" E - 189.84 feet;
N 34° 33' 03" E - 141.14 feet;
N 53° 19' 54" E - 285.31 feet;
N 53° 39' 06" E - 141.72 feet;
N 41° 17' 08" E - 329.81 feet;
N 43° 48' 26" E - 247.48 feet;
N 41° 39' 29" E - 205.53 feet;
N 85° 51' 19" E - 270.35 feet;
N 73° 37' 01" E - 183.97 feet;
N 47° 33' 40" E - 73.20 feet;
N 27° 01' 29" E - 419.69 feet;
N 18° 50' 38" E - 212.71 feet;
N 03° 22' 11" E - 94.96 feet;

And N 35° 35' 51" E - 448.54 feet to the end of the centerline of this 50.00 foot wide access easement said Non-exclusive Easement Estate created by instrument dated May 19, 2010, recorded in Volume 9631, page 138, Official Records of Brazos County, Texas, and in instrument dated June 27, 2013, recorded in Volume 11456, page 21, Official Records of Brazos County, Texas, over and across the following tract of land.

SAVE AND EXCEPT that portion of the above mentioned tract lying within and being a part of that tract described in a deed to Alois L. Hanousek from Robert C. Garrett, dated March 20, 2003, recorded in Volume 8905, page 107, Official Records of Brazos County, Texas.

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Matter No.: 081866-TX

Date: May 24, 2019

County where Real Property is Located: Brazos

ORIGINAL MORTGAGOR:

MATTHEW WAYNE BROWN AND KATHERINE BROWN, HUSBAND AND WIFE

ORIGINAL MORTGAGEE:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS
NOMINEE FOR SWBC MORTGAGE CORPORATION, ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE:

PennyMac Loan Services, LLC

MORTGAGE SERVICER:

PennyMac Loan Services, LLC

DEED OF TRUST DATED 5/2/2014, RECORDING INFORMATION: Recorded on 5/6/2014, as Instrument No. 01192973 in Book 11998 Page 224

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT FORTY-ONE (41), BLOCK ONE (1), CASTLEGATE SUBDIVISION SECTION 4 PHASE 2, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4362, PAGE 42 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **7/2/2019**, the foreclosure sale will be conducted in **Brazos** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **11:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.



By: _____ Substitute Trustee
PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER,
DAVID SIMS, ROBERT LAMONT, ALLAN JOHNSTON,
SHARON ST. PIERRE, RONNIE HUBBARD, PAUL A.
HOEFKER, ROBERT L. NEGRIN

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

Notice of [Substitute] Trustee Sale

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time and Place of Sale.

Date: 07/02/2019

Time: The sale will begin at 11:00 AM or not later than three hours after that time

Place: FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 2308 Wilkes St., Bryan, TX 77803-1063

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/14/2004 and recorded 06/18/2004 in Book OR VL 6117 Page 60 Document 00859302, real property records of Brazos County, Texas, with **Marcus A. Rios and Jannise A. Rios, husband and wife** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, Wells Fargo Bank, National Association, as Trustee for Citigroup Mortgage Loan Trust, Series 2004-OPT1, Asset Backed Pass-Through Certificates, Series 2004-OPT1 as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, CATRENA WARD, JULIAN PERRINE, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON,** Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Marcus A. Rios and Jannise A. Rios, husband and wife**, securing the payment of the indebtedness in the original principal amount of **\$59,500.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Wells Fargo Bank, National Association, as Trustee for Citigroup Mortgage Loan Trust, Series 2004-OPT1, Asset Backed Pass-Through Certificates, Series 2004-OPT1** is the current mortgagee of the note and deed of trust or contract lien.



Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LOT FIVE (5), BLOCK NINETEEN (19), SECOND SUBDIVISION ON LYNNDALDE ACRES, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 168, PAGE 639 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

**1 Mortgage Way
Mt. Laurel, NJ 08054**

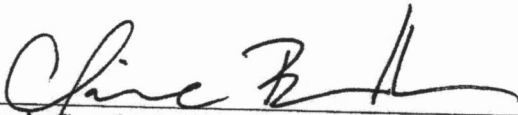
Phone: 877-744-2506

Notice of [Substitute] Trustee Sale

9. Limitation of Damages: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

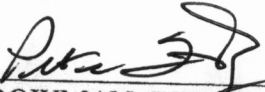
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: May 21, 2019



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Iman Walcott, Tanesha Humphrey,
Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298



AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, CATRENA WARD, JULIAN PERRINE, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON- Substitute Trustee(s)

C/O AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

I am Pete Florez Certificate of Posting
whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 5-30-19 I filed this Notice of Foreclosure Sale at the office of the Brazos County Clerk and caused it to be posted at the location directed by the Brazos County Commissioners Court.

3001 Stevens Drive
Bryan, Texas 77803

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

NOTICE OF FORECLOSURE SALE

1. Property to be Sold

The Property, to be sold in an "as is, where is" condition without any expressed or implied warranties pursuant to Texas Property Code § 51.009, is described as follows: Lot Ten A (10A), Replat of Lot 10, WOODVILLE ACRES, City of Bryan, according to replat thereof recorded in Volume 5085, Page 260, of the Official Records of Brazos County, Texas.

2. Date, Time, and Place of Sale

Date: July 2, 2019

Time: The sale will begin no earlier than 10 a.m. or no later than 3 hours thereafter.

Place: In the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where this Notice of Foreclosure Sale was posted.

The deed of trust permits the mortgagee of record to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refileing may be after the date originally scheduled for this sale.

3. Terms of Sale

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee of record thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Pursuant to §51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Those desiring to purchase the property will need to demonstrate their ability, sufficient solely to the substitute trustee, to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the

property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the mortgagor, the mortgagee, of the mortgagee's attorney.

4. Instrument to be Foreclosed

The Instrument to be foreclosed is that certain Deed of Trust executed in Brazos County, Texas, between and among Cris and Rosa Maria Cazares and CT86 Investments, LLC on or about November 16, 2017, said Deed of Trust being recorded at Volume 14369, Page 218 in the OFFICIAL PUBLIC RECORDS of Brazos County, Texas.

5. Obligations Secured

Deed of Trust executed by Cris and Rosa Maria Cazares, securing the payment of the indebtedness in the original principal sum of \$107,000.00; all other debts, obligations and liabilities to CT86 Investments, LLC; and all other obligations therein described. CT86 Investments, LLC is the current holder of the note and beneficiary of the Deed of Trust.

6. Default and Request to Act

Default has occurred under the deed of trust, and the beneficiary has requested the substitute trustee to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale.

NOW, THEREFORE, NOTICE IS GIVEN that on the date shown above, beginning no earlier than the time shown above, I, or another such substitute designee, will sell said real estate at the place shown above to the highest bidder for cash.

WITNESS MY HAND
this 7th day of June, 2019.



Padon D. Holt, Substitute Trustee
Aaron B. Michelsohn, Substitute Trustee
c/o West, Webb, Allbritton & Gentry, P.C.
1515 Emerald Plaza
College Station, Texas 77845
Ph: 979-694-7000
Fax: 979-694-7000

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE NOTEHOLDER

NOTICE OF FORECLOSURE SALE

FILED

Notice is hereby given of a public nonjudicial foreclosure sale.

2019 JUN -6 A 9:49

1. Property To Be Sold. The property to be sold is described as follows:

LOT NINE (9), BLOCK "B", MUNNERLYN VILLAGE, CITY OF BRYAN,
ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 123, PAGE 437
OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
Michelle Oliver, DEPUTY

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date,
time, and place:

Date: Tuesday, July 2, 2019

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours
thereafter. The sale shall be completed no later than 4:00 p.m.

Place: The area of the Brazos County Courthouse in Bryan Texas, designated by the
Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as
a place where foreclosure sales are to take place.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for
another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at
the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or
rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in
accordance with the posting and filing requirements of the Texas Property Code. Such reposting or
refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for
cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid
credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of
sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the beneficiary has the right to direct the trustee or substitute trustee to sell the property in one or more parcels and/or sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and condition of the property.

Pursuant to the Texas Property Code, the trustee or substitute trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the sale.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.) and state law, including section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the

National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

4. Type of Sale. The sale is a nonjudicial Deed of Trust lien foreclosure sale being conducted pursuant to the power of sale granted by that one certain Deed of Trust executed by Joshua D. Shields and Samantha M. Shields, dated May 2, 2014, and recorded in Document Number 01207488 of the Deed of Trust Records of Brazos County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligation") in the original principal amount of \$468,2000.00, and payable to the order of Wells Fargo Bank, N.A. Wells Fargo Bank, N.A. is the current owner and holder of the Obligation and is the beneficiary under the Deed of Trust.

6. Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: June 6, 2019.



Blake Rasner
Substitute Trustee
Haley & Olson, P.C.
100 N. Ritchie Road, Suite 200
Waco, Texas 76712
Telephone: (254) 776-3336
Facsimile: (254) 776-6823
Email: brasner@haleyolson.com

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: ALL OF LOT FIFTEEN (15), THE OAKS, SEVENTH INSTALLMENT, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 330, PAGE 147 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/23/2013 and recorded in Book 11574 Page 83 Document 01168308 real property records of Brazos County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 07/02/2019

Time: 11:00 AM

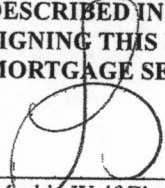
Place: Brazos County, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

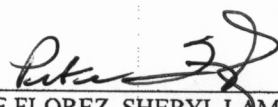
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by JUSTIN RUSSELL, provides that it secures the payment of the indebtedness in the original principal amount of \$95,408.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Branch Banking and Trust Company is the current mortgagee of the note and deed of trust and BRANCH BANKING AND TRUST COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is Branch Banking and Trust Company c/o BRANCH BANKING AND TRUST COMPANY, P. O. BOX 2467, GREENVILLE, SC 29602 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER, ROBERT LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Vori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


PETE FLOREZ, SHERYL LAMONT, HARRIETT
FLETCHER, ROBERT LAMONT, SHARON ST. PIERRE,
RONNIE HUBBARD OR ALLAN JOHNSTON
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

I am Pete Florez Certificate of Posting
whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX
75087. I declare under penalty of perjury that on 6-6-19 I filed this Notice of Foreclosure Sale at the office of the Brazos
County Clerk and caused it to be posted at the location directed by the Brazos County Commissioners Court.

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY: MAGGIE WOODRUFF

2019 JUN -6 P 3:00

FILED



NOTICE OF FORECLOSURE SALE FILED

STATE OF TEXAS

2019 JUN -6 P 3: 36

COUNTY OF BRAZOS

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY *Paula Tipton* DEPUTY

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property to be Sold. The property to be sold is described as follows:

An undivided one-half (1/2) interest in and to Lot Nine (9), Block Six (6), Angels Gate Subdivision, Phase 2, City of Bryan, according to the plat thereof recorded in Volume 8482, Page 267, Official Records, Brazos County, Texas.

This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover the property that has been released from the liens of the Deed of Trust.

2. Date, Time and Place of Sale. The sale is scheduled to be held at the following date, time and place:

Date: July 2, 2019

Time: Between the hours of 10:00 a.m. and 4:00 p.m. The sale shall commence at a time no earlier than 1:00 p.m. or within three (3) hours thereafter.

Place: In the commons area of the Brazos County Courthouse in Bryan, Texas.

The Deed of Trust permits the Beneficiary to postpone or withdraw, or reschedule the sale for another day. In such case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting and refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of sale for the property being sold.

FILED

4. Type of Sale. The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by a Deed of Trust executed by LUCY MAE WILLIAMS and LaWANNA DENISE WILLIAMS. The Deed of Trust is dated April 15, 2011, and is recorded in Volume 10116, Page 119, Official Records, Brazos County, Texas. Habitat for Humanity, Inc., a Texas non-profit corporation, owns the other one-half (1/2) undivided interest in and to the property by virtue of that certain Special Warranty Deed recorded in Volume 14129, Page 47, Official Records, Brazos County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively called "Obligations") including but not limited to (a) the promissory note in the original principal sum of \$59,560.00, executed by LUCY MAE WILLIAMS and LaWANNA DENISE WILLIAMS and payable to the order of BRYAN-COLLEGE STATION HABITAT FOR HUMANITY, INC.; (b) all renewals and extensions of the note; and (c) any and all present and future indebtednesses of LUCY MAE WILLIAMS and LaWANNA DENISE WILLIAMS to BRYAN-COLLEGE STATION HABITAT FOR HUMANITY, INC. BRYAN-COLLEGE STATION HABITAT FOR HUMANITY, INC. is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust and is referred to herein as the "Beneficiary".

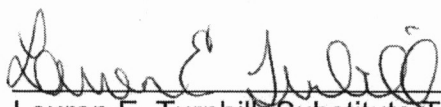
As of April 15, 2019, there was owed \$55,212.49, on the Note. Additionally, unpaid amounts for property taxes and insurance premiums are delinquent and owing to Beneficiary.

An exact statement of the amount due, owing and secured by the Deed of Trust may be obtained by contacting the undersigned or by contacting the Beneficiary as follows:

BRYAN-COLLEGE STATION HABITAT FOR HUMANITY, INC.
119 Lake Street
Bryan, Texas 77801

6. Default and Request to Act. Default has occurred under the Deed of Trust and the Beneficiary has requested me, as the Substitute Trustee to conduct this sale. Notice is given that prior to the sale Beneficiary may appoint another person as a Substitute Trustee to conduct the sale.

DATED May 28, 2019



Lauren E. Turnbull, Substitute Trustee
Hoelscher, Lipsey, Elmore, Poole & Turnbull, P.C.
1021 University Drive East
College Station, TX 77840-2120
(979) 846-4726

Notice of [Substitute] Trustee Sale

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time and Place of Sale.

Date: 07/02/2019

Time: The sale will begin at 11:00 AM or not later than three hours after that time

Place: **FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 2308 Wilkes St., Bryan, TX 77803-1063

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/14/2004 and recorded 06/18/2004 in Book OR VL 6117 Page 60 Document 00859302, real property records of Brazos County, Texas, with **Marcus A. Rios and Jannise A. Rios, husband and wife** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, Wells Fargo Bank, National Association, as Trustee for Citigroup Mortgage Loan Trust, Series 2004-OPT1, Asset Backed Pass-Through Certificates, Series 2004-OPT1 as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Marcus A. Rios and Jannise A. Rios, husband and wife**, securing the payment of the indebtedness in the original principal amount of \$59,500.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Wells Fargo Bank, National Association, as Trustee for Citigroup Mortgage Loan Trust, Series 2004-OPT1, Asset Backed Pass-Through Certificates, Series 2004-OPT1** is the current mortgagee of the note and deed of trust or contract lien.

KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY: [Signature]

2019 MAY -9 P 2:26

FILED



Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LOT FIVE (5), BLOCK NINETEEN (19), SECOND SUBDIVISION ON LYNNDAL ACRES, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 168, PAGE 639 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

1 Mortgage Way

Mt. Laurel, NJ 08054

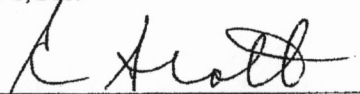
Phone: 877-744-2506

Notice of [Substitute] Trustee Sale


9. Limitation of Damages: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: May 8, 2019


Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Iman Walcott, Tanesha Humphrey,
Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298


PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT
LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON - Substitute
Trustee(s)

C/O AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR
ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR
THAT PURPOSE.**

I am Pete Florez Certificate of Posting
whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX
75087. I declare under penalty of perjury that on 5-9-19 I filed this Notice of Foreclosure Sale at the office of the Brazos
County Clerk and caused it to be posted at the location directed by the Brazos County Commissioners Court.

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: July 02, 2019

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 15, 2009 and recorded in Document VOLUME 9484, PAGE 170 real property records of BRAZOS County, Texas, with WILLIAM R LANE, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by WILLIAM R LANE, securing the payment of the indebtednesses in the original principal amount of \$141,750.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

KAREN MCQUEEN COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
Bryan County Clerk
Bryan County Clerk

2019 JUN 10 A 9:13

FILED



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

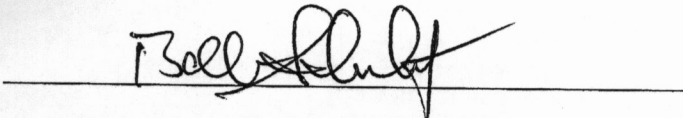
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BOB SCHUBERT, LEIGHTON SCHUBERT OR LEIGHA SCHUBERT whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on June 10, 2019 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.



Declarants Name: Bob Schubert

Date: June 10, 2019

KAREN McQUEEN COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
By *Michelle Cummings* Deputy

2019 JUN 10 A 9:13

FILED

2122 KAZMEIER PLZ UNIT 2122
BRYAN, TX 77802

00000008397622

00000008397622

BRAZOS

EXHIBIT "A"

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING UNIT 2122-L, GREENFIELD SQUARE, A CONDOMINIUM PROJECT IN THE CITY OF BRYAN, TEXAS, ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED IN VOLUME 317, PAGE 563, DEED RECORDS OF BRAZOS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS OF SUCH CONDOMINIUM PROJECT APPURTENANT TO SUCH UNIT AS SET FORTH IN THE CONDOMINIUM DECLARATION.

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
By *Michelle Quinlan* DEPUTY

2019 JUN 10 A 9:13

FILED

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD, THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY. A 10:13

NOTICE OF SALE BY SUBSTITUTE TRUSTEE

STATE OF TEXAS
COUNTY OF BRAZOS

§
§ KNOW ALL MEN BY THESE PRESENTS:
§

6-10-19
KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, TEXAS
BY [Signature] DEPUTY

Note: Retail Installment Contract dated February 20, 2007 executed and delivered by Eric Moore and Christina S. Moore to Jim Walter Homes, Inc.

Security Instrument: Mechanic's Lien Contract with Power of Sale, dated February 20, 2007, executed and delivered by Eric Moore and Christina S. Moore to Jim Walter Homes, Inc., to secure payment of that certain Retail Installment Contract, recorded in Volume 7830, Page 196, in Brazos County, Texas.

Original Creditor: Jim Walter Homes, Inc.

Current Holder: The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2010-1 Trust

Current Owner: Ditech Financial LLC

Mortgage Servicer: Ditech Financial LLC FKA Green Tree Servicing LLC ("Servicer"), 2100 E. Elliot Road, Bldg 94, Mail Stop T325, Tempe, AZ 85284

Attorneys for Mortgage Servicer Authorized to Appoint Substitute Trustees: Theodore J. Riney, Bruce K. Packard, Hayden Hooper

Appointment of Substitute Trustees: THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

In accordance with Texas Property Code Section 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents hereby does name and appoint the following individuals as Substitute Trustees to act under and by virtue of said Security Instrument.

Names and Street Address of Substitute Trustees: JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ED HERNDERSON, MARLENE ZOGRAFOS, KAREN POLLOCK, MARLEY ROSS, JERRY MERKER, CARLA HENDERSON, JACOB NINK
9065 Jollyville, Suite 203A, Austin, TX 78759

PROPERTY ADDRESS: 608 E 22nd St. Bryan, TX 77803	RP FILE NO. DITE02-702	BORROWER: Moore, Eric & Christina S.
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AND

T. J. RINEY, H. HOOPER, S.G. HARVEY, B.K. PACKARD, M. SANTOYO
5420 LBJ Freeway, Suite 220, Dallas, TX 75240.

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or bidders, for cash. *Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees.*

Property to be sold: 608 E 22nd St., Bryan, TX 77803, and as further described in Exhibit A attached hereto, along with the improvements on such real property and any after acquired permanent improvements or title to such improvements and/or real property (the "Premises" as described in §9.604 of the Texas Uniform Commercial Code).

Date of Sale: **Tuesday, July 2, 2019.**

Time of Sale: The sale will begin no earlier than **1:00 PM** and no later than three (3) hours thereafter.

Location of Sale: At the **County Courthouse in Brazos County**, Texas, at the Atrium on the first floor of the county administration building, 200 South Texas Avenue, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Brazos County. If such a designation by the Commissioner's Court has been made and recorded after the date hereof and prior to the time of the sale, then the Substitute Trustee will sell the Premises at the area designated by the Commissioner's Court of Brazos County, Texas.

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Mechanic's Lien Contract with Power of Sale permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Mechanic's Lien Contract with Power of Sale at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Security Instrument, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Security Instrument. The sale shall not cover any part of the property that has been released of public record from the lien of the Security Instrument. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Security Instrument, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Mechanic's Lien

PROPERTY ADDRESS: 608 E 22nd St. Bryan, TX 77803	RP FILE NO. DITE02-702	BORROWER: Moore, Eric & Christina S.
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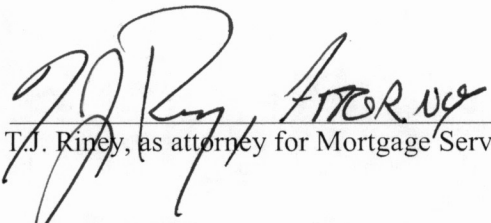
Contract with Power of Sale. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

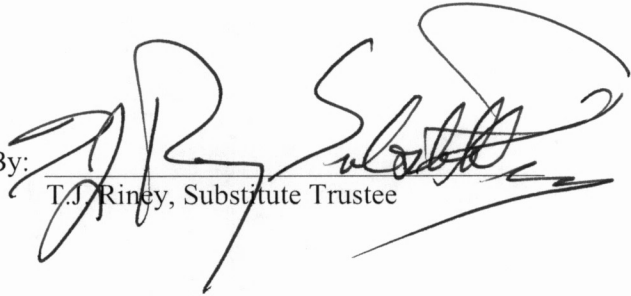
Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of Sale: The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Eric Moore and Christina S. Moore.

Default and Notice: Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Eric Moore and Christina S. Moore and any and all other necessary parties with regard to the defaulted indebtedness. Servicer has requested the undersigned, substitute trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument.

Dated: May 21, 2019.

By: 
T.J. Riney, as attorney for Mortgage Servicer

By: 
T.J. Riney, Substitute Trustee

AFTER RECORDING, PLEASE RETURN TO:
Riney Packard, PLLC
Attn: T.J. Riney
Two Lincoln Centre
5420 LBJ Freeway, Suite 220
Dallas, Texas 75240

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE**

PROPERTY ADDRESS: 608 E 22nd St. Bryan, TX 77803	RP FILE NO. DITE02-702	BORROWER: Moore, Eric & Christina S.
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EXHIBIT "A"

Being all that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas, and being Lot Four (4) and Lot Five (5), Block Sixty-six (66), CITY OF BRYAN, Brazos County, Texas according to the map in common use recorded in Volume "H". page 721, Deed Records of Brazos County, Texas.

PROPERTY ADDRESS: 608 E 22nd St. Bryan, TX 77803	RP FILE NO. DITE02-702	BORROWER: Moore, Eric & Christina S.
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18-01526
510 ASH ST., BRYAN, TX 77803

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

SEE EXHIBIT "A"

Security Instrument: Deed of Trust dated July 28, 2017 and recorded on August 3, 2017 at Instrument Number 2017-1305208 in the real property records of BRAZOS County, Texas, which contains a power of sale.

Sale Information: July 2, 2019, at 11:00 AM, or not later than three hours thereafter, at the atrium on the first floor of the County Administration Building located at 200 South Texas Avenue, Bryan, Texas, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by ALICIA RAQUEL MOTA AND AGUSTIN ALEJANDRO RAMIREZ secures the repayment of a Note dated July 28, 2017 in the amount of \$137,464.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

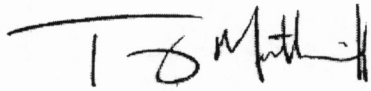
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

KAREN McQUEEN COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
By: *mgpac* DEPUTY

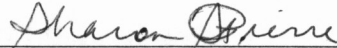
2019 JUN 10 P 3:13

FILED

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



Miller, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, Texas 75024



Substitute Trustee(s): Amy Bowman, Reid Ruple,
Kathleen Adkins, Evan Press, Stephanie Kohler, Cary
Corenblum, Luci Fuller, Mariel Marroquin, Kristopher
Holub, Catrena Ward, Julian Perrine, Pete Florez,
Zachary Florez, Orlando Rosas, Sheryl LaMont,
Harriett Fletcher, Robert LaMont, Allan Johnston,
Sharon St. Pierre, Ronnie Hubbard, Bobby Brown,
Vanessa McHaney
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, Texas 75024

Certificate of Posting

I, Sharon St. Pierre, declare under penalty of perjury that on the 10th day of June, 2019, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BRAZOS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Escrow File No.: BC1706302

EXHIBIT "A"

Tract One: Being all that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas and being Lot Six (6), Block Forty-Three (43), OAK GROVE PARK, an addition to the City of Bryan, Texas, according to the plat recorded in Volume 38, page 398, Deed Records of Brazos County, Texas.

Tract Two: Being all that certain tract or parcel of land lying and being situated in the Oak Grove Park Subdivision, Bryan, Brazos County, Texas, and being called 0.0115 acres tract of land, also being out of the 20' Alley of Block 43 (Alley), of said Oak Grove Park Subdivision, as recorded in Volume 38, page 398 of the Brazos County Deed Records and being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8" iron rod found for the southwest corner of Lot 6, also being a point at the intersection of the north right-of-way line of Ash Street, a 50' right-of-way, and the east right-of-way line of Tidwell Avenue, a 50' right-of-way.

THENCE along the west boundary line of the said Lot 6 and the east right-of-way line of the said Tidwell Avenue, North 02°00'00" East, a distance of 115.00 feet to a 5/8" iron rod and with an orange plastic cap marked "Carlomagno RPLS 1562" found for the **PLACE OF BEGINNING** of this tract, also being the southwest corner of this tract, also being the southwest corner of the said Alley, also being the northwest corner of the said Lot 6, also being a point along the east right-of-way line of the said Tidwell Avenue;

THENCE along the common line of this tract and the east right-of-way line of said Tidwell Avenue, North 02°00'00" East a distance of 10.00 feet to a point for the northwest corner of this tract, also being a point along the east right-of-way of said Tidwell Avenue, also being a point along the west boundary line of the said Alley;

THENCE severing the said Alley, the following calls and distance:

South 88°00'00" East, a distance of 50.00 feet to a point for the northwest corner of this tract;

South 02°00'00" West, a distance of 10.00 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the southeast corner of this tract, also being the northwest corner of Lot 7, also being the northeast corner of the said Lot 6;

THENCE along the common line of this tract and the north boundary line of the said Lot 6, North 88°00'00" West, a distance of 50.00 feet to the **PLACE OF BEGINNING** containing 0.0115 acres.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

THE STATE OF TEXAS §

2019 JUN 11 P 4: 53

COUNTY OF BRAZOS §

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS

WHEREAS, pursuant to that one certain Deed of Trust hereinafter referred to as the "Deed of Trust" dated MAY 26, 2016 which was executed by CALANNZAI INVESTMENT GROUP, LLC, hereinafter referred to as the "Mortgagor", said Mortgagor conveyed all of its right, title, and interest in and to that one certain real property hereinafter referred to as the "Property" which is situated in BRAZOS County, Texas, to T. ALAN CESHKER, as Trustee, hereinafter referred to as the "Trustee" and thereafter the aforesaid Deed of Trust was duly recorded under Volume 13400, Page 167 of the Official Records of the County Clerk of BRAZOS County,

Being all that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas and being Unit 1203, Building "A", VILLAGE ON THE CREEK CONDOMINIUM, a condominium project in the City of Bryan, Texas, according to the Declaration recorded in Volume 534, page 258, Deed Records of Brazos County, Texas; and amended in Volume 544, page 388, Volume 576, page 509 and Volume 580, page 666, Deed Records of Brazos County, Texas, and Volume 769, page 170, Official Records of Brazos County, Texas; and the plat of Village on the Creek Condominiums recoded in Volume 669, page 657, Official Records of Brazos County, Texas.

And Known As: 4441 Old College Rd., Unit 1203, Bryan, Texas, 77801

together with all improvements thereon and further includes all other property set forth in the aforesaid Deed of Trust, to secure the payment of (1) one certain Note dated MAY 26, 2016 in the original principal amount of \$55,000.00, which was executed by Mortgagor and payable to the order of T. ALAN CESHKER, for the benefit of T. ALAN CESHKER.


WHEREAS, the Beneficiary has duly appointed in writing per an Appointment of Substitute Trustee dated the 5th day of JUNE, duly recorded under Instrument Number _____ of the Official Public Records of BRAZOS County, Texas, J. FRED BAYLISS as Substitute Trustee under the aforesaid Deed of Trust; and

WHEREAS, the aforesaid Note and Deed of Trust are in default and the entire unpaid balance thereof is due and payable and Beneficiary intends to enforce the power of sale set forth in the above-referenced Deed of Trust; and

WHEREAS, the Beneficiary has directed said Substitute Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured thereunder after the giving of at least 21 consecutive days notice and the recording of a Notice in the BRAZOS County Clerk's Office giving the time, place, and terms of said sale, and a description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, J. FRED BAYLISS, Substitute Trustee, hereby give notice that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of such sale by certified mail, return receipt requested, to debtor obligated to pay the Note and indebtedness secured by the aforesaid Deed of Trust, at the last known address of such debtor, according to the records of Beneficiary, as required by the aforesaid Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash at the area in the BRAZOS County Courthouse which has been designated by the Commissioner's Court for the conducting of trustee sales, in the City of Bryan, Brazos County, Texas, at a time no earlier than 11:00 o'clock a.m., or within three hours after that time, but in no event will such sale occur beyond 4:00 o'clock p.m., on the first Tuesday in **JULY**, the same being the **2ND** day of **JULY, 2019**.

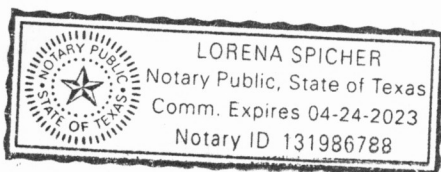
EXECUTED on the 5th day of JUNE 2019


J. FRED BAYLISS, Substitute Trustee

THE STATE OF TEXAS §

COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 5th day of JUNE, 2019, by J. FRED BAYLISS.




NOTARY PUBLIC, STATE OF TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

THE STATE OF TEXAS §

2019 JUN 11 P 4:53

COUNTY OF BRAZOS §

KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
Karen McQueen

WHEREAS, pursuant to that one certain Deed of Trust hereinafter referred to as the "Deed of Trust" dated MAY 26, 2016 which was executed by CALANNZAI INVESTMENT GROUP, LLC, hereinafter referred to as the "Mortgagor", said Mortgagor conveyed all of its right, title, and interest in and to that one certain real property hereinafter referred to as the "Property" which is situated in BRAZOS County, Texas, to T. ALAN CESHKER, as Trustee, hereinafter referred to as the "Trustee" and thereafter the aforesaid Deed of Trust was duly recorded under Volume 13385, Page 21 of the Official Records of the County Clerk of BRAZOS County,

Being all that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas and being Unit 7102, Building "G", VILLAGE ON THE CREEK CONDOMINIUM, a condominium project in the City of Bryan, Texas, according to the Declaration recorded in Volume 534, page 258, Deed Records of Brazos County, Texas; and amended in Volume 544, page 388, Volume 576, page 509 and Volume 580, page 666, Deed Records of Brazos County, Texas, and Volume 769, page 170, Official Records of Brazos County, Texas; and the plat of Village on the Creek Condominiums recoded in Volume 669, page 657, Official Records of Brazos County, Texas.

And Known As: 4441 Old College Rd., Unit 7102, Bryan, Texas, 77801

together with all improvements thereon and further includes all other property set forth in the aforesaid Deed of Trust, to secure the payment of (1) one certain Note dated MAY 26, 2016 in the original principal amount of \$55,000.00, which was executed by Mortgagor and payable to the order of T. ALAN CESHKER, for the benefit of T. ALAN CESHKER.


WHEREAS, the Beneficiary has duly appointed in writing per an Appointment of Substitute Trustee dated the 5th day of JUNE, duly recorded under Instrument Number _____ of the Official Public Records of BRAZOS County, Texas, J. FRED BAYLISS as Substitute Trustee under the aforesaid Deed of Trust; and

WHEREAS, the aforesaid Note and Deed of Trust are in default and the entire unpaid balance thereof is due and payable and Beneficiary intends to enforce the power of sale set forth in the above-referenced Deed of Trust; and

WHEREAS, the Beneficiary has directed said Substitute Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured thereunder after the giving of at least 21 consecutive days' notice and the recording of a Notice in the BRAZOS County Clerk's Office giving the time, place, and terms of said sale, and a description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, J. FRED BAYLISS, Substitute Trustee, hereby give notice that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of such sale by certified mail, return receipt requested, to debtor obligated to pay the Note and indebtedness secured by the aforesaid Deed of Trust, at the last known address of such debtor, according to the records of Beneficiary, as required by the aforesaid Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash at the area in the BRAZOS County Courthouse which has been designated by the Commissioner's Court for the conducting of trustee sales, in the City of Bryan, Brazos County, Texas, at a time no earlier than 11:00 o'clock a.m., or within three hours after that time, but in no event will such sale occur beyond 4:00 o'clock p.m., on the first Tuesday in **JULY**, the same being the **2ND** day of **JULY, 2019**.

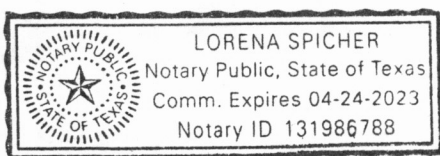
EXECUTED on the 5th day of JUNE 2019


J. FRED BAYLISS, Substitute Trustee

THE STATE OF TEXAS §

COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 5th day of JUNE, 2019, by J. FRED BAYLISS.




NOTARY PUBLIC, STATE OF TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 01/21/2005
Grantor(s): EDWARD L. JONES AND RHONDA KIMBERLY JONES, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR COMMUNITY HOME LOAN, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$77,140.00
Recording Information: Book 655 Page 375 Instrument 00001006
Property County: Burleson
Property: LOT SIX HUNDRED SIXTY-TWO (662), BEAVER CREEK SUBDIVISION, SECTION 3 (III), BURLESON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17 OF THE MAP RECORDS OF BURLESON COUNTY, TEXAS.
Reported Address: 3298 W. PIN OAK LANE, CALDWELL, TX 77836

FILED
KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
EX-259

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of July, 2019
Time of Sale: 01:00 pm or within three hours thereafter.
Place of Sale: AT THE SOUTH STEPS OF THE COURTHOUSE in Burleson County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Burleson County Commissioner's Court.
Substitute Trustee(s): Pete Florez, Florence Rosas, Zachary Florez, Orlando Rosas, Bobby Brown, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez, Florence Rosas, Zachary Florez, Orlando Rosas, Bobby Brown, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez, Florence Rosas, Zachary Florez, Orlando Rosas, Bobby Brown, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C.

